

ATTACHMENT 5

Thursday, May 26, 2016

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. Hearings generally proceed in the order listed, unless changed by the Planning Commission at the meeting.

ROLL CALL:

PRESENT: Jim Irving; Kenneth Topping; Eric Meyer; and James Harrison

ABSENT: Don Campbell

7. Continued Hearing to consider the CAMPBELL-SHEPPA Tentative Tract map and Development Plan. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on February 2, 2016. CONTINUED FROM 3/24/16.

County File No: SUB2015-00001

Assessor Parcel No: 064-034-007

Supervisory District: 2

Date Accepted: November 25, 2015

Project Manager: James Caruso

Recommendation: Approval

Eric Meyer: asks for commissioner ex-parte contacts with none being reported.

Karen Nall, Supervising Planner: presents staff report via a Power Point presentation.

Jim Irving: discusses new Revised Exhibit B and would like clarification on conditions which have been modified with Ms. Nall responding.

Ken Topping: confirms paved widths not being indicated on the map with Ms. Nall suggesting Mr. Lloyd be asked about this issue.

Jim Irving: asks if the language in 2. A. reflect the language suggested by the Coastal Commission (CCC).

Dan Lloyd, applicant: clarifies commissioners' questions using overhead plans to indicate changes.

Eric Meyer: opens Public Comment.

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Eileen Roach and Kathy Oliver: speak.

Dan Lloyd: addresses Public Comment issues.

Glenn Marshall, Public Works: discusses findings in regards to the Ordinance standards discussed in terms of granting of special circumstances and will add this to the findings if the commission supports the vacation of the land and findings can be made to circumvent this ordinance.

Ken Topping: asks counsel about variance language in terms of county policy and the maintenance of a private road.

Dan Lloyd: discusses condition 23 regarding signage in terms of painting

Ken Topping: is concerned with findings to be clear on paper to ensure the setback being paved is 20' on both Cypress Glenn Ct. and the private drive.

Karen Nall: can write the condition during the break.

Commissioners: review the drafted conditions at the break.

Ken Topping: comments on repetitious language and would like to know if this is standard because he also noticed this in Conditional Use Permit (CUP) conditions with Ms. Nall responding.

Karen Nall: provides options for the tree in regards to trimming rather than removal of the tree. Reads into the record re-written Development Plan condition 62 from Exhibit B and D. Added the same language from the development plan to the CC&R's for perpetuity.

Ken Topping: is agreeable to the changes.

Thereafter on **Motion by:** Ken Topping, **Second by:** Jim Irving, and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don				
Meyer, Eric	x			
Topping, Ken	x			

The Commission adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Vesting Tentative Tract Map and Conditional Use Permit SUB2015-00001 (Tract 3074) based on the Findings listed in Exhibit A, and Exhibit C –changing Tract Map Finding J. 1 to add a sentence to read “J. 1. That the proposed project includes a vacation of Cypress Glenn Court which will terminate the possibility of it being a County

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maintained road. The County supports the vacation because there is no community circulation benefit; and subject to the Conditions listed in Exhibits B and D, changing Development Plan Exhibit B, Condition 1. F. table for Lot Area, Lot 6 from 4,961 to 3,311, and Lot 7 Lot Area from 5,405 to 2,795, and Lot 8 Lot Area from 14,089 to 21,090; Changing Development Plan Condition 1. g. to same lot areas as listed in 1. F.; Changing Development Plan Condition 62.b. to read: 62. b. Cypress Glen Court shall be realigned and improved to a 20 foot wide minimum paved road section as shown on the tentative map.”; Changing Condition 62. d. to read: “62. d. The onsite access road shall be constructed to a minimum 20 foot paved road section per Cayucos Fire Department road and turnaround standards and shall include fire lane –no parking” signage and pavement markings.”; and changing Exhibit D, Tract Condition 1. f. to 3, 311, striking 4961; changing Tract Condition 1. g. to 2, 795, striking 5405; changing Tract Condition 1. h. to 21,090, striking 14,089; Changing Tract Condition . b. to include the sentence: “...to a 20 foot wide minimum paved road section....; Changing Tract Condition 2. d. to read: “2. d. The onsite access road shall be constructed to a minimum 20 foot paved road section per Cayucos Fire Department road and turnaround standards and shall include fire land –no parking signage and pavement markings; Changing Tract Condition 22. d. to strike the word “Hood” and replace with “Flood”; and changing the Covenants, Conditions and Restrictions Condition 23. l. to read: “23. l. Fire Lane – No parking signage and striping shall be installed, maintained and enforced; Adopted.

Respectfully submitted,

Ramona Hedges, Secretary

SLO County Planning Commission